

058.0

0002

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,008,000 / 1,008,000

APPRAISED:

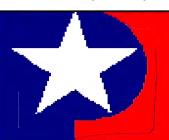
1,008,000 / 1,008,000

USE VALUE:

1,008,000 / 1,008,000

ASSESSED:

1,008,000 / 1,008,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WHITE DAVID E-ETAL	
Owner 2: GILBERT MARY	
Owner 3:	

Street 1: 55 BOW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 12,649 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Vinyl Exterior and 2710 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12649		Sq. Ft.	Site		0	70.	0.63	6									559,627						559,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							38202
							GIS Ref
							GIS Ref
							Insp Date
							09/12/18

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	443,200	5100	12,649.	559,600	1,007,900	1,007,900	Year End Roll	12/18/2019
2019	104	FV	362,400	5100	12,649.	551,600	919,100	919,100	Year End Roll	1/3/2019
2018	104	FV	364,900	5100	12,649.	423,700	793,700	793,700	Year End Roll	12/20/2017
2017	104	FV	342,100	5100	12,649.	399,700	746,900	746,900	Year End Roll	1/3/2017
2016	104	FV	342,100	5100	12,649.	367,800	715,000	715,000	Year End	1/4/2016
2015	104	FV	285,000	5100	12,649.	343,800	633,900	633,900	Year End Roll	12/11/2014
2014	104	FV	285,000	5100	12,649.	316,600	606,700	606,700	Year End Roll	12/16/2013
2013	104	FV	296,400	5100	12,649.	316,600	618,100	618,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13868-96		12/1/1979		65,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2016	641	Re-Roof	17,190					reroof
6/27/2014	763	New Wind	5,500					
5/23/2005	428	Manual	3,550	C				REPAIR PORCH
7/8/1996	302	Manual	7,000	C				REPLACE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	PH	Patrick H
8/28/2018	MEAS&NOTICE	BS	Barbara S
7/2/2014	External Ins	PC	PHIL C
11/26/2008	Meas/Inspect	355	PATRIOT
11/10/2000	Hearing Chag	163	PATRIOT
2/18/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Fair									<p>Sum Area By Label : FFL = 1266 BMT = 1266 UAT = 1120 SFL = 1164 OFP = 348 EFP = 120 WDK = 408</p>			
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:													
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:													
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	2 - Hip			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	YELLOW			A Kits:	1	Rating:	Fair												
View / Desir:				Fpl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1920	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	4	2							
Sec Int Wall:		%		Economic:				Additions:		1	6	3							
Partition:	T - Typical			Special:				Kitchen:											
Prim Floors:	3 - Hardwood			Override:				Baths:											
Sec Floors:	4 - Carpet	25%		Total:		31	%	Plumbing:											
Bsmnt Flr:	12 - Concrete							Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric:	3 - Typical																		
Insulation:	2 - Typical																		
Int vs Ext:	S																		
Heat Fuel:	2 - Gas																		
Heat Type:	3 - Forced H/W																		
# Heat Sys:	2																		
% Heated:	100		% AC:																
Solar HW:	NO		Central Vac:	NO															
% Com Wall			% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.0-0002-0006.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		120X20	A	AV	1920		21.25	T	40	104			5,100		5,100	
More: N				Total Yard Items:				5,100	Total Special Features:								Total:	5,100	